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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0051.4A

ZAP DATE: November 6, 2012

SUBDIVISION NAME: Springs of Walnut Creek; The Phase IV

AREA: 9.17

LOT(S): 46

OWNER/APPLICANT: Yager Development, L.L.C.
(Richard Kunz)

AGENT: Pape-Dawson Eng.
(Shelly Mitchell)

ADDRESS OF SUBDIVISION: 12009-1/2 N IH35 Service Rd. NB

GRIDS: M32, M33, N32

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: N/A

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Condominium Residences

ADMINISTRATIVE WAIVERS:

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Springs of Walnut Creek; The Phase IV. The proposed plat is composed of 46 lots on 9.17 acres.

STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION /ZONING AND PLATTING ACTION:

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AUSTIN

PARMER LN.

TECH RIDGE BLVD

YAGER LN.

IH 35

VFW RD

PHASE 2

PHASE 3

PHASE 1

**SITE
PHASE 4**

VICINITY MAP

NOT TO SCALE

*The Springs of Walnut Creek
Phase 4*